

Mountain Vista Metropolitan District
Stormwater Infrastructure
Best Management Practices

Owner Responsibilities:

In accordance with the City Code of Colorado Springs, Colorado, Article 4.4.105, each Owner of private property holds a legal responsibility for maintenance of the public right-of-way (“ROW”) adjacent to their Lot. The ROW (often referred to as the “Parkway” or “Tree Lawn”) is typically located between the curb and private property line. The ROW adjacent to private Lots within Fillings No. 3 and No. 4 contain Roadside Biofiltration Swales (“Bioswales”), which require specific care and maintenance.

In addition to the general maintenance of the landscaping on the Lot, each Owner of private property shall be responsible for the following items as they pertain to the ROW and Bioswales therein:

- **No Parking!** Avoid vehicle and foot traffic on Bioswales, year-round and report violators by emailing a photo of the violation with the address of the violator to Management.
- **Prevent Clogging.** Survey Bioswales and eliminate trash and debris monthly, year-round.
- **Prevent Entry of Sediment.** Sediment build-up on surrounding areas or upstream from Bioswales must be promptly removed, year-round.
- **Maintain Native Grasses.** Revegetate native grasses where grasses have become sparse, and rock is not present. Native grasses should be maintained between 4” to 9” in height. The District now offers property owners the option of eliminating native grasses in the ROW by installing rock throughout the entirety of a Bioswale. Owners interested in making this change in the ROW at their property should submit an Architectural Request Form for review and approval.
- **Eliminate Weeds and Invasive Species.** Hand-pull weeds in rock beds and native grasses as needed, year-round. Minimizing chemical applications in the Bioswales is essential for maintaining healthy waterways downstream. Owners should avoid the addition of chemical pollutants beyond those quantities applied by the District’s Annual Maintenance Agreement.
- **Minimize Irrigation.** Irrigation or manual watering should occur only when native grasses are being established to eliminate excess water entering the stormwater system.
- **Control Pests.** Conduct mosquito treatment when standing water is present and eliminate rodents to prevent rodent damage year-round.
- **Maintain Bioswale Structure.** Underground perforated pipes may become crushed, weed control fabric may become torn, granite/rock may become scattered, and atrium grate drain covers may become cracked; each resulting in an avoidable failure of the Bioswale. Steps should be taken to prevent all potential to failures.

District Responsibilities:

The Mountain Vista Metropolitan District (“District”) has engaged an Annual Maintenance Agreement to provide professional oversight of the Bioswale Maintenance. In addition to annual inspection and evaluation, focused on ensuring the Bioswales are not incurring erosion and are functioning as intended, the District shall provide the following services on the Bioswales specifically:

- **Trimming.** Native grasses will be mowed 3 times per year, during the growing season.
- **Weed Spraying.** Chemical weed control will be applied in rock beds 3 times per year, during the growing season.
- **Herbicide Spraying.** Chemical herbicide will be applied in native swales 1 time per year, during the growing season.
- **Inspection and Repair.** Periodic inspections will be conducted to identify damage within the Bioswales. Damage determined to be caused by a resident's behavior or the Owner’s failure to maintain the Bioswales in accordance with this Policy shall be the responsibility of the Owner to fund. The District will address necessary repairs, and the cost of such repairs will be billed to the responsible party.

Concerns regarding the Bioswales should be reported to the District Manager promptly.

Should any property Owner fail to maintain a Bioswale adjacent to their property in accordance with the Owner Responsibilities established herein, the District reserves the right to remediate said failure(s) on behalf of the Owner, and to bill any and all associated expenses incurred to said Owner.